



**MINUTES OF THE MEETING OF THE
LOCAL AGENCY FORMATION COMMISSION OF NAPA COUNTY
FEBRUARY 26, 2004**

1. **CALL TO ORDER; ROLL CALL:**
THE LOCAL AGENCY FORMATION COMMISSION OF NAPA COUNTY MET IN REGULAR SESSION, THURSDAY, FEBRUARY 26, 2004 AT 4:00 P.M.
THE FOLLOWING MEMBERS WERE PRESENT: VICE-CHAIR RIPPEY, COMMISSIONERS KAY, WAGENKNECHT AND SLAVENS. CHAIR MARTIN WAS EXCUSED. ALTERNATE MEMBERS IN ATTENDANCE: COMMISSIONER LUPORINI, DODD AND EISELE (DODD AND EISELE NOT VOTING).
2. **PLEDGE OF ALLEGIANCE:**
COMMISSIONER LUPORINI LED THE SALUTE TO THE FLAG.
3. **APPROVAL OF MINUTES:**
December 11, 2003 and January 8, 2004.
APPROVAL OF MINUTES CONTINUED TO MARCH 11, 2004 MEETING.
4. **PUBLIC COMMENT:**
NONE
5. **CONSENT CALENDAR:**
 - a) **Action: Amendment of LAFCO Agreement No. 02-03: Professional Services Agreement Between LAFCO and Nichols Berman Environmental Planners**
The Commission will consider amending its agreement with Nichols Berman to add \$4,800 to the maximum amount payable.
ADOPTED RESOLUTION **R-04-01**
 - b) **2004 CALAFCO Annual Conference (Information)**
CALAFCO has announced that the 2004 CALAFCO Annual Conference will be hosted by Orange LAFCO at Disney's Grand Californian Hotel in Anaheim. The dates are September 8-10.
INFORMATION PRESENTED – NO ACTION TAKEN.
 - c) **Action: Policy Delegating Authority to the Executive Officer to Procure Goods and Services**
The Commission will consider adopting a policy to allow the Executive Officer to procure goods and professional services in amounts not to exceed \$3,000 and \$5,000, respectively.
COMMISSION ADOPTED THE SUBJECT POLICY.

APPROVED CONSENT CALENDAR ITEMS 5a THROUGH 5c.
W-S-K-R-L
AIF
6. **PUBLIC HEARING:**
 - a) **Action: Negative Declaration for the American Canyon Sphere of Influence Update**
The Commission will vote on a resolution to adopt a negative declaration under the California Environmental Quality Act (CEQA) with respect to the American Canyon Sphere of Influence Update.
ADOPTED RESOLUTION **K-W-S-R-L**
N **R-04-02**

b) **Action: *Comprehensive Study of American Canyon: Sphere of Influence Review and Proposed Sphere Update***

The Commission will vote on a resolution making determinations and approving a sphere of influence update that will add four distinct areas to the existing sphere of influence of the City of American Canyon. The areas subject to consideration by the Commission consist of 662.38 acres.

(Affected Assessor Parcel Numbers are enumerated on the last page of these minutes).

- **COMMISSION RECEIVED A SUPPLEMENTAL REPORT, NOTING A PETITION SUBMITTED BY 6 PROPERTY OWNERS REQUESTING EXCLUSION FROM SOL.**
- **PUBLIC HEARING HELD – TESTIMONY PRESENTED**
- **APPROVED STAFF RECOMMENDATION, AMENDED TO EXCLUDE APN 058-070-006.**
- **ADOPTED RESOLUTION**

**W-L-S-K-R
AIF**

R-04-03

7. **COMMISSION ACTION ITEMS:**

a) **Action: *Comprehensive Water Service Study: Service Review Determinations for the City of St. Helena***

The Commission will review determinations for the water service study as it relates to the City of St. Helena. The Commission will consider the report of staff and may make related determinations as required by Government Code §56430.

ADOPTED RESOLUTION

**K-W-S-R-L
AIF**

R-04-04

b) **Action: *Comprehensive Water Service Study: Service Review Determinations for the Los Carneros Water District***

The Commission will review determinations for the water service study as it relates to the Los Carneros Water District. The Commission will consider the report of staff and may make related determinations as required by Government Code §56430.

ADOPTED RESOLUTION

**W-L-S-K-R
AIF**

R-04-05

c) **Action: *Legislative Report and Adoption of Positions***

The Commission will consider adopting positions on legislation described in the Executive Officer's report.

THE COMMISSION ADOPTED THE LEGISLATIVE POSITIONS.

**W-K-S-L-R
AIF**

d) **Action: *Report of the Ad-Hoc Committee for the FY04-05 Budget***

The Commission will receive the report of the Ad-Hoc Committee and direct staff to circulate a draft preliminary budget to the six agencies that fund LAFCO.

APPROVED STAFF RECOMMENDATION

**W-S-L-K-R
AIF**

8. **COMMISSION DISCUSSION:**

a) **Action: *Comprehensive Water Service Study: Draft Determinations***

The Commission will review draft determinations for the water service review as it relates to the Congress Valley Water District.

REPORT PRESENTED – NO ACTION TAKEN.

- b) **Action: LAFCO Study Schedule: Municipal Service Reviews and Sphere Updates**
The Commission will discuss the status of the study schedule and whether the schedule should be placed on the March 11 LAFCO agenda for possible modification.

APPROVED STAFF RECOMMENDATION

K-W-L-S-R

AIF

9. **CLOSED SESSION:**
NONE

10. **INFORMATIONAL ITEMS/NEW BUSINESS/COMMISSIONER COMMENTS:**
NONE

11. **ADJOURNMENT:**
MEETING ADJOURNED.

HARRY MARTIN
Chair

ATTEST:

DANIEL SCHWARZ
Executive Officer

Key:

Member: **K** = Guy Kay; **R** = Mike Rippey; **S** = Ken Slavens; **W** = Brad Wagenknecht; **M** = Harry Martin
Alternates: **E** = Volker Eisele; **D** = Bill Dodd; **L** = Lori Luporini
Notations Under Vote: **N** = No; **X** = Excused; **A** = Abstained **AIF** = All in favor

Agenda Items 6a and 6b	Assessor Parcel Numbers of Properties Proposed for Inclusion in the American Canyon Sphere of Influence:	
LAFCO proposes to amend the City of American Canyon sphere of influence in four areas to encompass an additional 662.38 acres.		
Area 1: <i>American Canyon Road/Flosden Road Intersection.</i> Approximately 20 acres of a 45.69-acre parcel (APN 059-040-054) located north of this intersection is currently within the SOI. LAFCO proposes to include in the SOI the remainder of this parcel, adding 25 acres of undeveloped land to the SOI.		
Area 2: <i>Watson Lane.</i> LAFCO proposes to include in the SOI 76.69 acres of mostly developed residential and light industrial properties (15 parcels) which are currently connected to American Canyon municipal services.		
Area 3: <i>Green Island Road.</i> LAFCO proposes to include in the SOI 23 parcels totaling 374.94 acres. The parcels proposed for inclusion are located on the north side of Green Island Road extending west from the existing SOI and city boundary to the runway fly-over zone of the Napa County Airport.		
Area 4: <i>“Eucalyptus Groves” near Mazzetta Court and Eucalyptus Drive.</i> LAFCO proposes to include in the SOI two parcels (APN 058-030-055 and 058-030-056) totaling 165.06 acres. One parcel is developed with the American Canyon wastewater treatment plant, the other is currently vacant.		

057-120-034	058-070-006
057-120-036	058-070-019
057-120-041	058-070-020
057-120-045	058-070-021
057-120-046	058-070-022
057-120-047	058-070-023
057-120-048	058-070-024
057-120-049	058-070-025
057-130-001	058-330-002
057-130-002	058-330-004
057-130-003	058-330-005
057-130-004	058-330-006
057-130-005	058-330-007
057-180-014	058-330-008
057-180-015	058-330-009
058-030-042	059-020-035
058-030-055	059-040-054
058-030-056	